
Inhome Property Solutions

Property Survey

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21/05/2026
Olivia Williams

Date Report Carried Out

Requested By

Report

16 Mary Slessor Street COVENTRY CV3 3BY

We have attended the property to investigate the issues of mould and damp reported within the property.

Upon our initial external inspection, there were immediate and serious concerns regarding the condition of the roof covering. The roof itself appears to be the original roof covering and is now in extremely poor condition. We identified multiple lifted and displaced roof tiles, ridge tiles that are blown and coming out of position, heavy moss build-up across the roof slopes, deteriorated leadwork, and ageing guttering systems. The overall condition of the roof strongly suggests long-term water ingress issues.

Due to the age and condition of the roof, we also believe the original roofing felt beneath the tiles has now perished. Looking closely at the rear roof slopes, there are clear sections where tiles are visibly lifting. This is generally caused by the roofing battens deteriorating and rusting at fixing points, resulting in the tiles lifting away from the roof structure. In its current condition, the roof is no longer considered weather tight and there are major concerns regarding ongoing water ingress into the property. Blocked gutters were also identified, which are contributing further to water overflowing back into the structure.

Internally, whilst investigating the kitchen area, we identified that the kitchen currently only has a recirculating extractor fan installed. This does not extract moisture externally from the building and therefore does not provide adequate ventilation in line with current Building Regulations Part F guidance for kitchens and bathrooms. Heavy mould and damp staining was identified around the rear door area, which is being caused by a combination of excessive humidity, poor ventilation, and external moisture ingress.

Upon further inspection upstairs, the bedroom areas were found to be heavily affected by mould and damp saturation. There is a blocked gutter directly outside this area, however due to the condition of the roof, visible holes within sections of the roof covering, deteriorated leadwork, and displaced ridges, we believe the water ingress is being caused by a combination of all these defects together. Unless these defects are fully resolved, the property will continue to suffer from ongoing damp penetration and internal deterioration.

Within the bathroom, there are severe defects surrounding the bath and tiled areas. The tiles around the bath are no longer secure and are visibly pulling away from the wall. There is also a substantial opening directly behind the tiles, visible within the inspection photographs. This means that when the tenants are showering or using the bath, water is penetrating directly through these failed tiled areas and into the structure below. Therefore, in addition to the roof water ingress issues, there is also significant internal water ingress occurring directly from the bathroom itself.

This ongoing moisture penetration, combined with poor ventilation and high internal humidity levels, is creating the ideal environment for severe condensation, damp, and mould growth throughout the property.

At this stage, we would strongly recommend that all areas of water ingress are resolved and the property is made fully watertight before any internal mould remediation, cleaning, decorating, or plastering works are considered. Carrying out cosmetic repairs prior to resolving the source issues would only result in the mould and damp returning.

In our professional opinion, we would not recommend carrying out patch repairs to the existing roof covering. The roof has now deteriorated beyond economical repair and requires a full roof replacement in order to properly make the property watertight. In its current condition, we do not believe the roof will withstand another winter without continued and potentially worsening water ingress issues.

Recommended roofing works would include scaffolding, removal of the existing roof covering, replacement breathable felt membrane, treated battens, replacement tiles where required, renewal of leadwork, renewal of defective ridge systems, and clearance/replacement of guttering systems as necessary.

The bathroom itself also requires substantial remedial works. All loose and defective tiles surrounding the bath area should be removed. The substrate and framework beneath are likely to be saturated and damaged from prolonged water ingress and therefore will likely require rebuilding or replacement prior to re-tiling. As an alternative lower-maintenance solution, aqua boarding could be installed instead of traditional tiled finishes.

We would also strongly recommend the installation of new humidistat-controlled extractor fans to both the kitchen and bathroom areas. These fans should be cored directly through to the external walls of the property in order to properly remove moisture from the building and improve ventilation levels in line with Building Regulations Part F guidance.

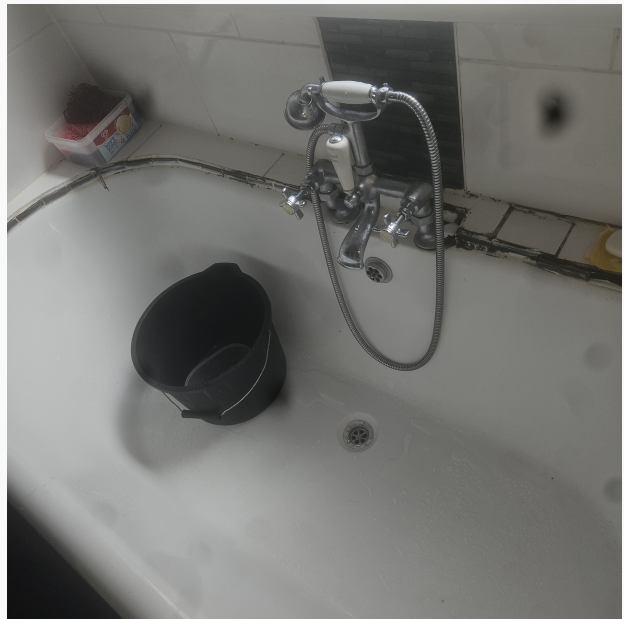
Once all water ingress and ventilation issues have been properly addressed, we can then carry out mould remediation works which would include cleaning, treating, stain blocking, plastering where required, and repainting the affected areas with anti-mould coatings. The bedroom walls in particular are likely to require plaster repairs due to the extent of the damp saturation currently present.

Please note that mould spores naturally exist within the atmosphere and mould can never be permanently guaranteed against. However, unless the roofing defects, bathroom water ingress, and ventilation deficiencies identified within this report are resolved, the damp and mould issues within the property will continue to worsen over time.

Photos







Work Required

Description	Cost
New roof installation	£11,500.00
Bathroom works to make watertight	£2,250.00
Mould remediation	£1,650.00
Install humidistat fans to the kitchen and bathroom area	£1,250.00

Sub-total: £16,650.00

VAT (20%): £3,330.00

Total: £19,980.00

Landlord FAQs

How Long is the quote valid for?

The quote is valid for 30 days following date of issue. Please note, mould grows every 24 hours, therefore the price of the work required may increase if mould is left untreated.

Why is it so important to remove mould from my property?

Damp and mould are not a result of a tenant's lifestyle choice, landlords are required to address underlying causes of mould such as ventilation & structural issues. Landlords must ensure that the accommodation they provide is free from serious hazards, including damp & mould and that homes are fit for habitation. Damp and mould need to be treated with the utmost seriousness and landlords need to act promptly to protect the tenant's health.

What extraction fans do you use and what are the benefits?

We use high performing humidistat fans; these are installed by a qualified electrician and are cored outside of the building. They are designed to run constantly and do not rely on the tenant switching them on & off providing re assurance the area is ventilated at all times when humidity increases. These are low energy using and therefore cost a minimal amount to run.

What chemicals do we use?

We use a fast-acting mould remover, this creates results in minutes and it is high effective cleaner which is chemically based but non-toxic designed to remove mould. We also use a fungicidal protection which has bistatic affects. This biocidal solution designed to kill mould spores and sterilise the area and prevent re-growth on surfaces.

Will the mould return?

We will provide a mould prevention check list for both the landlord and tenant to help ensure the mould does not return, while we cannot guarantee the mould will be gone long term, following the correct guidelines will go along way to ensure the mould stays away.